GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Kakinada Urban Development Authority - Change of Land Use from Industrial use zone to Residential use zone to an extent of 36,422 Sq.mts or Ac.9-00 cents in R.S.No.175/1, 175/2, Kotipalli Road, Penuguduru Village and Gram Panchayat, Karapa Mandal, Kakinada - Applied by the Managing Partners of Sri Lakshmi Satyanarayana Raw & Boiled Rice Mill - Draft variation - Confirmation - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.135 **Dated.06.11.2023.**

Read the following:

1) From the Vice Chairperson, Kakinada Urban Development Authority, Kakinada, Lr.Roc.No.211/2023/GUDA, dated.07.03.2023.
2) Govt.Memo.No.2191361/M1/2023, dated.20.09.2023.
3) From the Vice Chairperson, KAUDA., Kakinada, Lr.Roc.No.211/2023/ KAUDA., dated.25.09.2023.
4) Govt.Memo.No.2191361/M1/2023, dated.27.09.2023.
5) Notification No.1183, dated.27.09.2023 published in Part-I of Andhra Pradesh Gazette.
6) From the Vice-Chairperson, Kakinada Urban Development Authority, Kakinada Letter Rc.No.211/2023/KAUDA, dt.16.10.2023

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O R D E R:

The Draft Variation to the land use envisaged in the General Town planning Scheme (Master Plan) of Kakinada issued in the Government Memo., 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.1183, Part-I, dated.27.09.2023. In the letter 6th read above, the Vice-Chairperson, Kakinada Urban Development Authority, Kakinada has reported that the Draft Variation Notification was published in two daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:06.11.2023.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Vijayawada.
The Vice-Chairperson,
Kakinada Urban Development Authority, Kakinada.

(P.T.O.)

Copy to:
The applicant – **through** the Vice-Chairperson, KAUDA., Kakinada.
The District Collector, Kakinada District.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER.

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the General Town planning Scheme (Master Plan) of Kakinada sanctioned in G.O.Ms.No.160, MA&UD Department, dated.24.04.2019 and proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

VARIATION

The site is falling in Sy.Nos.175/1 & 175/2, Kotipalli Road, Penuguduru Village, Karapa Mandal, Kakinada District, admeasuring an area of 36,422 Sq.mts (or) Ac.9-00 cents. The boundaries which are given in the scheduled below which was earmarked as Industrial Land Use in the General Town Planning Scheme (Master Plan) of Kakinada sanctioned in G.O.Ms.No.160, Municipal Administration & Urban Development Department, dated.24.04.2019 is now designated as Residential Use Zone by variation of change of land use and marked as "A, B, C, D, E, F, G, H, I, J, K, L" in the revised part proposed land use map G.T.P. No.01/2023/KAUDA, as the proposed site is getting access from existing 66'-0" to 75'-0" wide Road on Western side which is proposed as 100'-0" as per Sanctioned Master Plan and surrounded by Residential activity, which is available in the O/o. Vice-Chairperson, Kakinada Urban Development Authority, Kakinada, subject to the following conditions that:

1) The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.

2) The applicant shall hand over the portion of the site affected in Master Plan road widening to the authority concerned at free of cost through registered gift deed.

3) The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.

(Contd....3)

4) The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.

5) The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

6) The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

7) The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

8) Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

East : Existing Agricultural land of Smt. Vepa Seshamamba in Sy.No.173.

South : Existing partly agricultural land & thickly built up area in Sy.No.152 of Penuguduru Gramakantam and Sri Ravivarma Bharat Petrol bunk in Sy.No.175/3.

West : Existing road width varies from 66'-0" to 75'-0" which is proposed to be widened to 100'-0" as per Master Plan.

North : Approved L.P.No.37/2017 and land of Chollangi Venkateswara Swamy in Sy.No.176 comprising to an extent of Ac.9-00 cents (36,422 sq. mts).

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER.